



**NORTH DAVIS FIRE DISTRICT
BOARD OF TRUSTEES**
Station 41, 381 North 3150 West
West Point City, UT 84015
(801) 525-2850

*Nike Peterson, Chair
Scott Wiggill, Vice-Chair
Mark Shepherd, Member
Howard Madsen, Member
Gary Petersen, Member
Brian Vincent, Member
Annette Judd, Member
Nancy Smalling, Member
Vern Phipps, Member*

*Mark Becraft, Fire Chief
Theron Williams, Deputy Fire Chief*

**BOARD OF TRUSTEE MEETING
Special Meeting
October 5, 2022, at 7:00 pm**

Members of the public had the opportunity to attend the meetings in person or via Zoom.

Board Members Present – Chair Nike Peterson, Vice-Chair Wiggill, Brian Vincent, Annette Judd, Vern Phipps, Nancy Smalling, and Gary Petersen

Excused – Howard Madsen and Mark Shepherd

Staff Present - Fire Chief Mark Becraft, District Clerk Misty Rogers, and Treasurer Nicole Nelson

Visitors – Blalock and Partners, Hogan Construct, Spencer with Clearfield City, NDFD Captain

1. Review bids for the Construction of the New Station 42 (see attachment A)

Chair N. Peterson stated that this meeting is to update the board on the progress and bidding of Station 42.

Chief Becraft thanked the board for the meeting and then introduced those in attendance. He turned the time over to Kevin Blalock to address the board.

Mr. Blalock stated that bids for the construction of Station 42 have come in higher than anticipated. NDFD is not alone in this situation. Many of Blalock's Partners and clients are having the same conversations. Mr. Blalock presented a PowerPoint presentation to the board (see attachment A) with two options:

- 1- The construction of Station 42 could proceed as currently designed and approved by Clearfield City with the knowledge that the cost has increased significantly. No building permit has been issued and won't be until the board gives staff direction on how to proceed.
- 2- The scope of Station 42 could be redesigned to reduce the size and square footage of the building. This is the only way to stay within the budgeted amount for the construction of Station 42.

Mr. Blalock presented cost-saving efforts made before the board meeting, potential cost savings moving forward, and fire station cost case studies for departments within the state.

In July 2021, the estimated construction cost for the rebuilding of Station 42 was \$8 million with a plan not to exceed total project cost of \$9.65 million. This is the information directly from the feasibility and plan study. In August 2022, Hogan solicited bids from contractors, and upon receipt of those bids, it was discovered that they were over the target budget. As of today, the construction cost for Station 42 is \$9.6 million, in addition to soft costs and \$433,000 in a contingency that is assigned for market conditions. Leaving a shortfall of \$1.3 million on the overall target budget.

Mr. Blalock informed the board that the AGC –2022 released a Construction Inflation Alert. The regional non-family construction costs have increased by 18.5% in the region within the last 12 months and 27.5% within the last 24 months. Normal increases are typically 3-6%. Mr. Blalock stated most clients ask if the project should be put on hold until the market readjusts. In this case, he would not recommend waiting as there is no indication that costs are going to decrease. The market indicates that costs are continuing to rise. The construction cost increases result in supply and demand shortages and wages. There is a higher risk to put the project off as construction costs are increasing by 1 to 2% each month.

Hogan & Associates stated that a 35% increase in inputs has not been experienced before and it is concerning. The hope is that the market will significantly readjust but there is no guarantee.

Mr. Blalock stated that 9 fire stations within the region have been studied to ensure that the cost of Station 42 is in line with what is being experienced within the state. In 2021, the average cost of a fire station in the region was \$382 per square foot. Currently, the square foot cost of the proposed station is \$527 per square foot, this is lower than what is being experienced throughout the state. For example, the Lehi fire station is being advised to use a \$600 square foot for bidding in 2023.

Project Objectives (*see attachment A*)

- 50-year lifespan
- Maximize functionality
- Minimize response time
- Increase firefighter wellness
- Connect with the community
- Respect Clearfield City requirements
- Reflect NDFD values
- Create appropriate civic building

Mr. Blalock stated that strategies for reducing construction costs by \$500,000 were implemented before the bidding process. Even with these reductions, the bidding came in \$1.5 million over the targeted cost. Hogan vetted the bids and found approximately \$300,000 of charges that did not fit within the scope of work. Those finding took the shortfall from \$1.5 million to approximately \$1.2 million. It was then stated that the only way to reduce the cost of the station is to reduce its size by at least 3,000 square feet. The

board needs to decide if the size of the station should be reduced or if the construction of Station 42 should continue as planned and find an alternative funding source for the shortfall.

Vern Phipps asked why the fees versus expenses increased more than originally indicated. Mr. Blalock stated that permits, utilities, and soft costs did not accurately account for temporary relocation costs. In addition, furniture and design costs decreased, and the excess was moved within the budget. He then stated that when the board is ready, a contract with a GMP (gross maximum price) would be signed with Hogan Construction.

Board Member G. Petersen asked if the district would receive a benefit if costs were to drop during construction. Hogan Construction stated that they do not see if the sub-contractor has a gain or a loss. The district would not see savings. Not often that the owner would see more than what is unspent from contingency.

Mr. Blalock stated that Station 42 could be redesigned decreasing its size and a new plan could be submitted to the Clearfield City Planning Commission and City Council. Ms. Nelson stated if the footprint of the building changes a disclosure would need to be filed with the bond agent.

Spencer with Clearfield City stated that form-based code allows up to 10% change to the building without the entire process having to be redone. If the change is less than 10%, staff can do an analysis which would take approximately one week. If modifications to development and more than 10%, a new agreement would need a planning commission and council approval could take up to 5-months.

Chair N. Peterson stated that items that the council had to agree to were form-based code items such as glazing, and the required amount of glass on Center Street and State Street. Changes to the training room would trigger the project to be re-evaluated. Chair N. Peterson stated that the Clearfield City Council has agreed to some fees for the district. However, hard costs will be assessed by the district. It was then stated depending on the revisions to the design rebidding may be required and Hogan Construction agreed.

Mr. Blalock provided alternative options to the board. For example, installing overhead sectional doors would reduce the cost; however, they are only rated for 1,000 cycles. Installing the four-fold garage doors cost more money but they are rated for one million cycles. Other cost savings include reducing glass and installing one flagpole instead of three. If funding allows, the chief would like to incorporate secure parking and a security gate for staff.

Mr. Blalock stated over the next few weeks the Board of Trustees needs to consider proceeding with the project as is while acknowledging the price increase of the project or revisions to the project.

Ms. Nelson, the North Davis Fire District Treasurer, provided the board with financial information (*see attachment A*). As of July, the bond had earned \$45,000 in interest revenue. At the end of the Fiscal Year 2022, the district is estimated to have \$964,000 Impact Fee Revenue, which does not include the interest allocation for the year. As of today, the district has received an additional \$20,000 in Impact Fee

Revenue. Ms. Nelson stated that the Impact Fee Revenue currently held by the district is \$1 million and could be used to pay for the projected shortfall. This would allow for the project to move forward as is.

At the end of the Fiscal Year 2022, it is estimated that the district will have an Unassigned Fund Balance of \$3.2 million, which is 57% of the 2022 expenditures. Law allows for the district to carry up to 200% in the Unassigned Fund Balance. This includes the estimated \$1.3 million to be returned to the fund balance at the end of Fiscal Year 2022. Assigned to Capital is approximately \$450,000 for future projects. However, there is a shortfall in the capital needs of the district. Ms. Nelson stated that there is an option to bond for the shortfall, however, it was not recommended. Bond rates are higher and there are few lenders willing to bond for the amount.

Board Member G. Petersen asked what the bond rate is for the current NDFD bond. Ms. Nelson stated approximately 3.25 and the rate for another bond for the shortfall is 5. This would increase the debt service payment and not be the best option for the district.

Board Member G. Petersen stated that the Impact Fee balance of \$964,000 could be used to offset the cost of the construction of Station 42. The building of a station is an impact fee-eligible expense. Ms. Nelson agreed.

Board Member G. Petersen asked where the "assigned for capital" is being referenced. Ms. Nelson stated that the Capital Fund has approximately \$400,000 to use for capital items that are slated for projects over the next 10 years. Board Member G. Petersen stated that capital fund money should not be used for anything other than capital, or it will create a future problem. Ms. Nelson agreed. Board Member G. Petersen then stated that it is encouraging to know that the district has an impact fee balance of \$964,000 and that the board has done a good job with holding funds.

Chief Becraft stated that the district should not plan on large amounts of impact fee revenue, however, Clearfield City has large projects such as the Station Park development in progress.

Board Member G. Petersen stated that with the most recent bonding, it was planned to pay off Station 41. The question was asked if Station 41 had been paid off. Ms. Nelson stated yes, Station 41 was paid off at the close of the bonding process.

Chair N. Peterson stated that this meeting is meant to be educational and allow for the board to consider the options before the October 20th meeting. During the October 20th meeting, the board will be asked to provide staff with directions for Station 42.

Board Member Phipps stated that the reduction of size is off of the table. The proposed size of the station should not be compromised with the needs of the community. Ironically, most of the impact fees have been received from the growth of Clearfield. Board Member Phipps stated that the use of impact fees to offset the cost is a good idea. It was then stated that some items such as computers, exercise equipment, and furniture are general fund items, and the board may choose to use one-time money to pay for those.

Ms. Nelson stated that \$9 million slated for the construction has not been spent yet and will not be spent all at once. At the end of the project, there will be more impact fee revenue available.

Vice-Chair Wiggill stated that it is possible to use both one-time money and impact fee revenue to offset the cost and fund the project.

Board Member G. Petersen agreed with Board Member Phipps, the size of the station cannot be reduced, the size and the building is needed. The footprint of the building is needed if not now, but definitely in the future. There is a relief to see the amount of impact revenue available and this is what it should be used for. Board Member G. Petersen stated that the money being returned to the general fund at the end of the Fiscal Year 2022 is due to the diligent efforts of the board. He is in favor of proceeding with the construction. It was then stated costs of the project should be reduced where they can, however, the building should not be cheapened. For a 50-year building, the space is needed, and the footprint should not be reduced. Board Member G. Petersen stated that he is not an advocate of using fund balance, but this is a scenario where the district could offset the cost by good budgeting practices.

Board Member Judd agreed with Board Member Phipps and Board Member G. Petersen.

Mr. Blalock stated that many milestones have been accomplished over the past several months. The planning design has been approved but a building permit has not been obtained yet as we wanted to wait for the Board of Trustees' recommendation to either move forward or make revisions. The 30-day bid deadline will expire on October 20th and it would be best to enter into a contract with Hogan Construction as soon as possible as it will ensure the not exceed amount. Hogan Construction stated that they have been in close contact with their vendors and sub-contractors and kept them apprised of the districts need for decisions and recommendations. During the October 20th meeting, the board will be asked to provide a formal recommendation for the project.

Board Member G. Petersen expressed his support for the board a few weeks before making a board recommendation.

Chair N. Peterson stated they can submit for a building permit right now. However, Blalock was instructed to hold off until the board could be educated and provide a recommendation. No board decision will be requested until the October 20th meeting.

Board Member Smalling expressed her support, she then asked how long the build expected to take. Hogan Construction stated that the desired timeline for the construction of Station 42 is a 12-month completion.

Chair N. Peterson expressed her appreciation to Hogan and Blalock for their willingness to assist NDFD and create partnerships with students from Davis County School District. High school kids are going to be allowed to shadow the Station 42 project.

Board Member Vincent stated that he had come to the meeting with the mindset to reduce costs. However, due to the conversation tonight he is more comfortable with some cost reductions and with proceeding with the project.

Board Member Wiggill stated most items that could be removed to reduce costs have been removed. However, there are a few items such as three flagpoles and some beautification items.

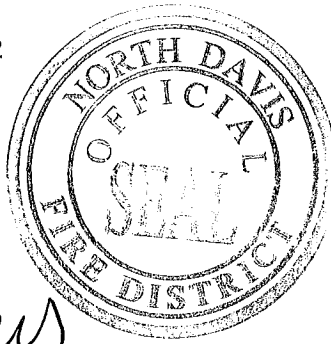
Chair N. Peterson asked that over the next few weeks as board members have questions or need clarification to contact Chief Becraft.

Chief Becraft explained the layout of Station 42 and then reminded the board that it is being built as an NFPA-compliant station. The configuration and layout of the station are for firefighter safety and efficiency.

2. Motion to Adjourn

Board Member G. Petersen motioned to adjourn. Board Member Phipps seconded the motion. The motion passed.

Dated this 20th day of October 2022



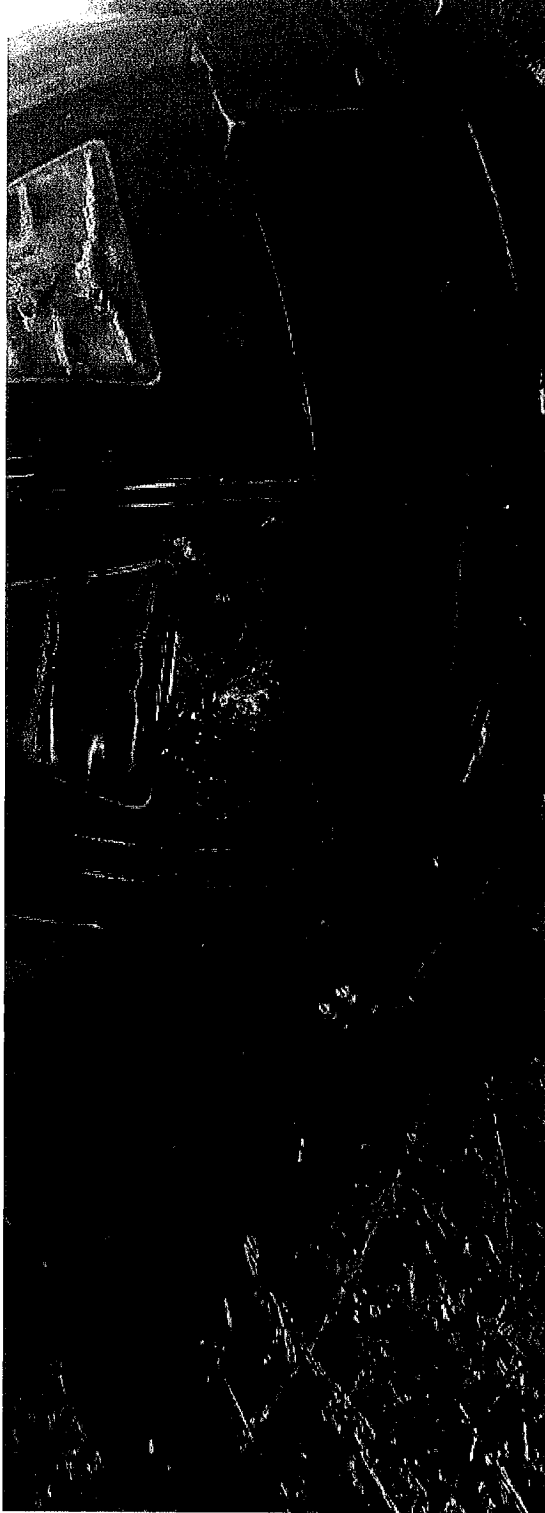


Nike Peterson, Chair

ATTEST:

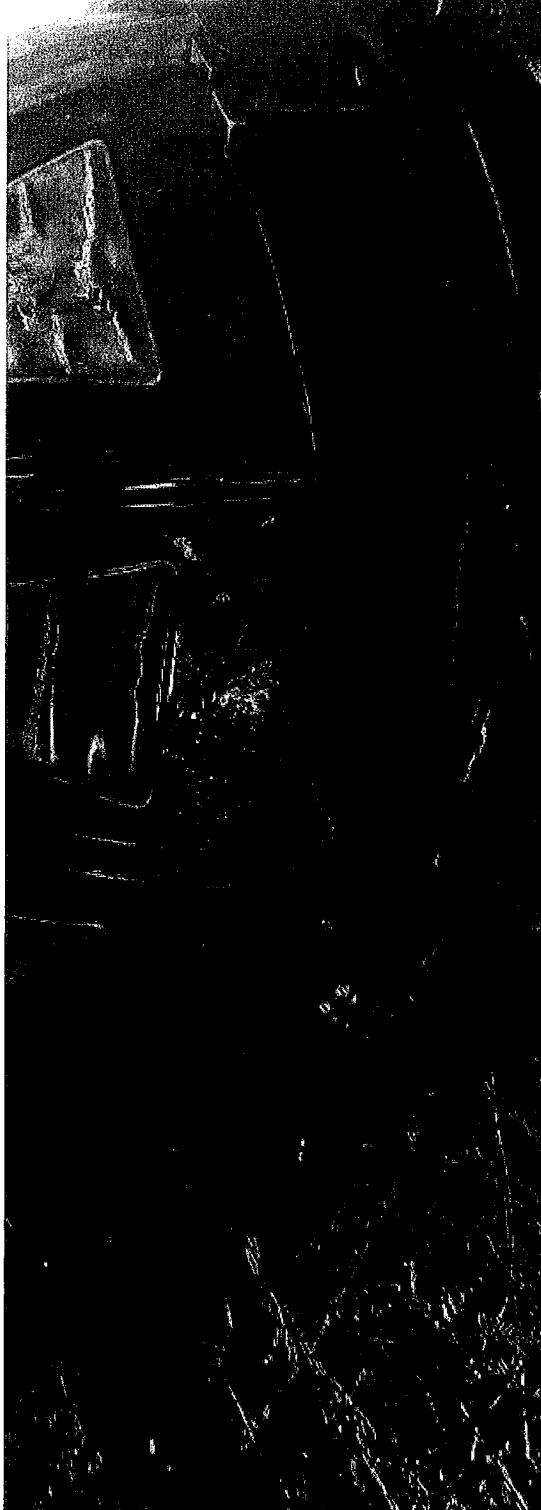


Misty Rogers, District Clerk



**NORTH DAVIS
FIRE DISTRICT
STATION 42**

BOARD MEETING | 2022.10.05

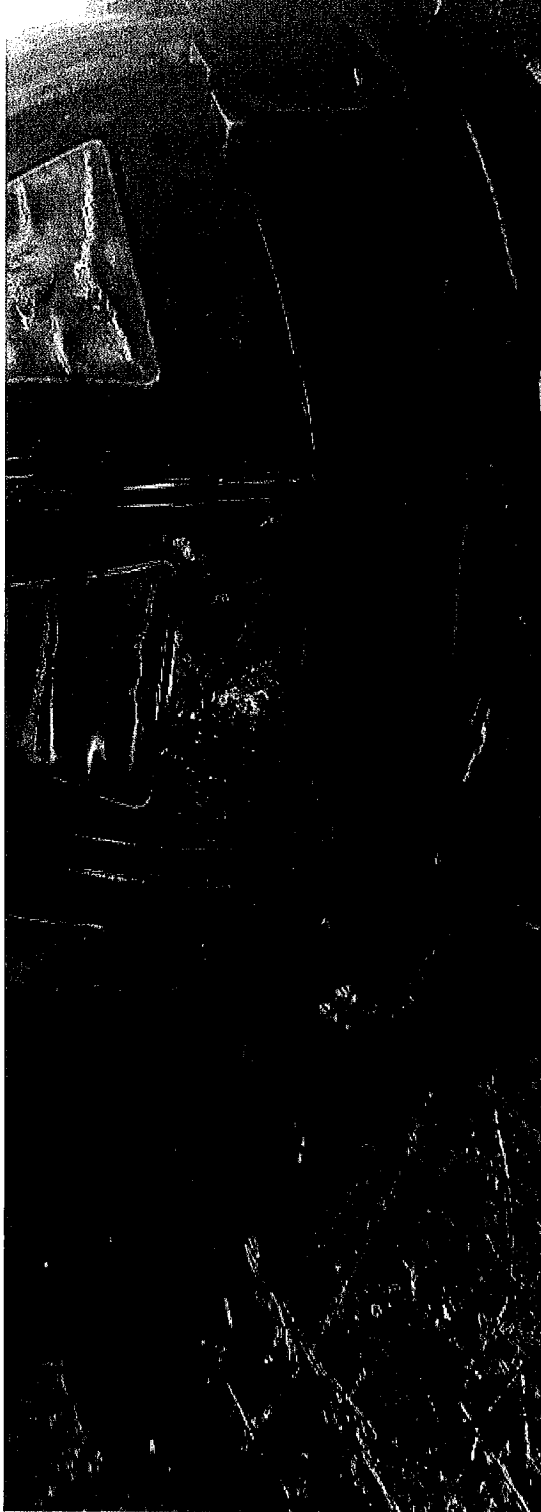


MEETING REASON

Construction bids have returned in excess of the project's available budget. There are now two options moving forward:

- 1) Proceed as currently designed, acknowledging the additional cost;
- 2) Revise (reduce) the project scope to reduce cost.

BOARD MEETING | 2022.10.05



DISCUSSION ITEMS

- THEN vs NOW
- CONSTRUCTION COST DATA
- STATION COST CASE STUDIES
- POTENTIAL COST SAVINGS
- SCHEDULE IMPLICATIONS
- NEXT STEPS

BOARD MEETING | 2022.10.05

STATION 42: JULY 2021

HARD CONSTRUCTION COSTS	NEW CONSTRUCTION AT EXISTING SITE 17,800SF 4-Bays 9 Dorms; Site Improvements & Soil Mitigation; Demolition; Clearfield FBC Compliance;	
	CONSTRUCTION SUBTOTAL	\$7,850,535
	CONTINGENCY + ALLOWANCES	\$ 637,490
	CONSTRUCTION TOTAL	\$8,488,025

SOFT COSTS: FEES & EXPENSES; FF&E; PROFESSIONAL FEES	FEES & EXPENSES BY OWNER PERMITS; UTILITIES; INSPECTIONS, ETC.	\$ 158,510
	FURNITURE, FIXTURES & EQUIP Owner Purchased Items: Furniture; Bunker Gear Lockers; Appliances; SCBA; Extractor; Storage Shelving; Etc.	\$ 427,680
	DESIGN / ENGINEERING / PRE-CON FEES Architecture, Civil Engineering, Landscape, MEP, Structural, CM/GC PreConstruction Fees	\$ 571,342

TOTAL ESTIMATED PROJECT COST	\$ 9,645,558
INFORMATION PER FINAL FEASIBILITY STUDY DOCUMENT JULY 2021	

STATION 42: OCTOBER 2022

HARD CONSTRUCTION COSTS	NEW CONSTRUCTION AT EXISTING SITE 18,200SF 4-Bays 9 Dorms; Site Improvements & Soil Mitigation; Demolition; Clearfield FBC Compliance;	
	CONSTRUCTION SUBTOTAL	\$9,064,642
	CONTINGENCY + ALLOWANCES	\$ 395,000
	CONSTRUCTION TOTAL	\$9,605,496

SOFT COSTS: FEES & EXPENSES; FF&E; PROFESSIONAL FEES	FEES & EXPENSES BY OWNER PERMITS; UTILITIES; INSPECTIONS, ETC.	\$ 407,425
	FURNITURE, FIXTURES & EQUIP Owner Purchased Items: Furniture; Bunker Gear Lockers; Appliances; SCBA; Extractor; Storage Shelving; Etc.	\$ 396,900
	DESIGN / ENGINEERING / PRE-CON FEES Architecture, Civil Engineering, Landscape, MEP, Structural, CM/GC PreConstruction Fees	\$ 536,103

TOTAL ESTIMATED PROJECT COST	\$ 10,945,924
AVAILABLE STATION FUNDING	\$ 9,645,558
PROJECT COST SHORTFALL	\$ (1,300,366)
CONTINGENCY & ALLOWANCES	\$ 433,301



JULY

2022

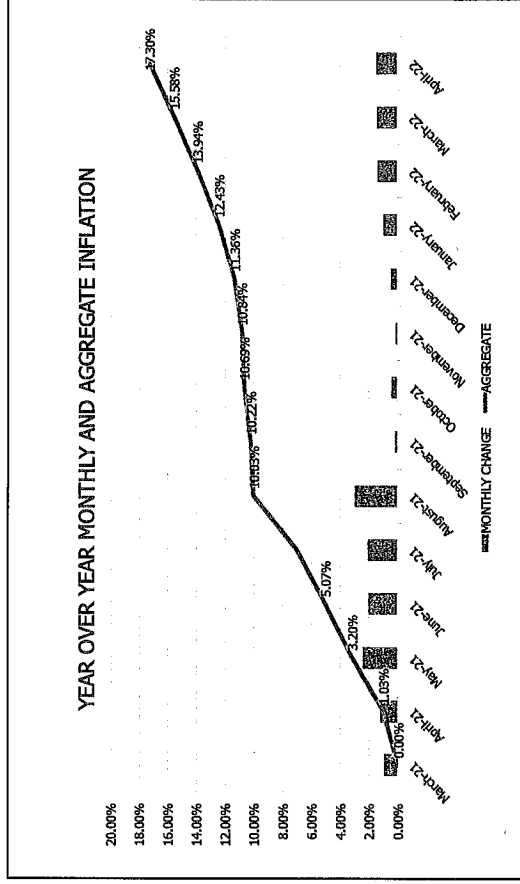
CONSTRUCTION INFLATION ALERT

For more than two years the U.S. construction industry has been buffeted by unprecedented increases in materials costs, supply-chain bottlenecks, and a tight labor market. To help project owners, government officials, and the public understand how these conditions are affecting contractors and their workers, the Associated General Contractors of America (AGC) has posted frequent updates of the Construction Inflation Alert.

Several recent developments have raised the specter of a sharp slowdown or even a recession in the U.S. economy. Inflation is at a 40-year high, sapping consumers' purchasing power despite elevated wage increases. Major stock indexes have declined sharply—a frequent but not foolproof harbinger of recession. A growing number of companies have announced layoffs, although the job market remains vibrant, as indicated by large monthly employment increases, near-record job openings, and a persistently low unemployment rate.

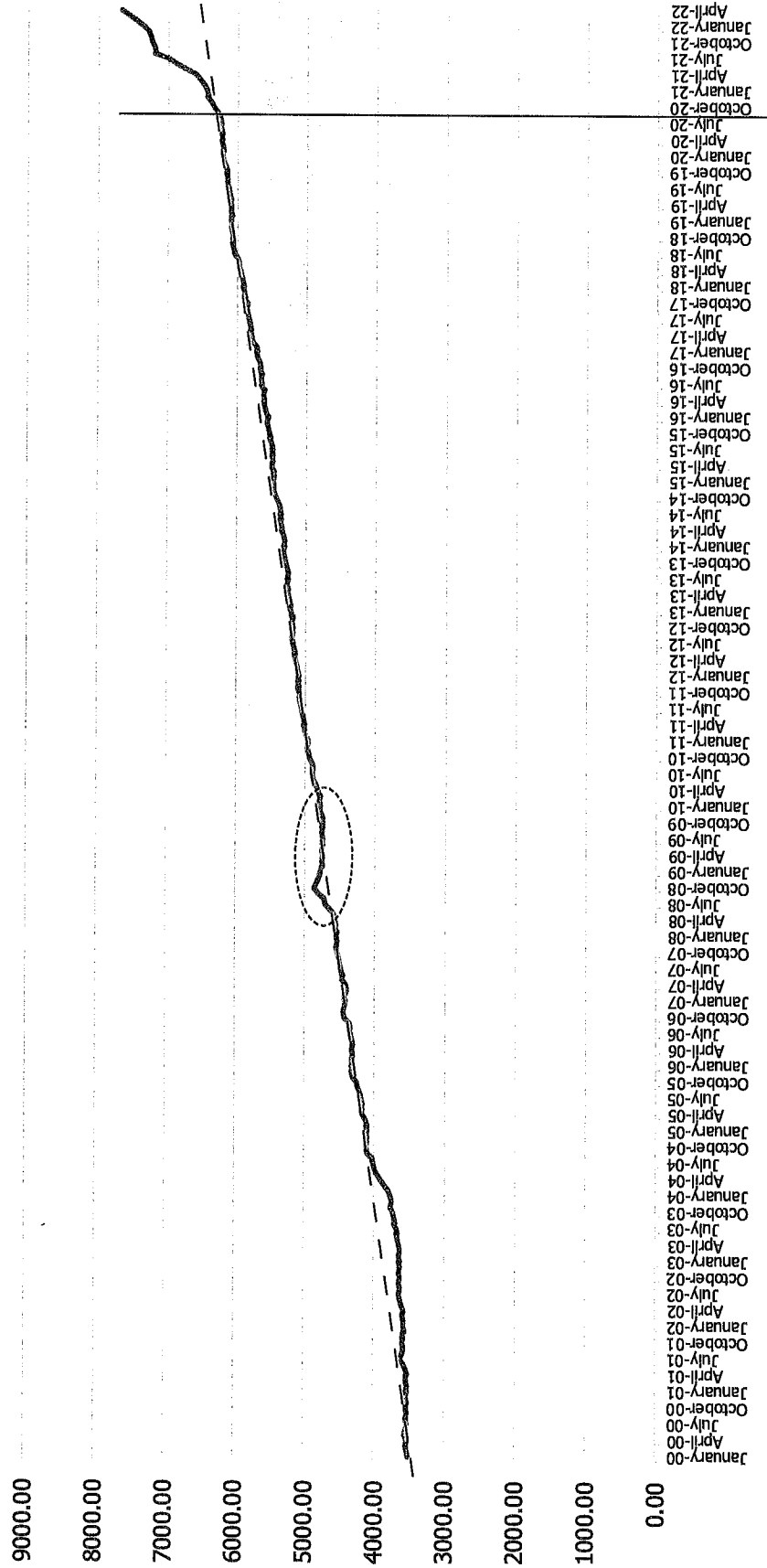
However, a recession is far from certain. Demand for infrastructure, manufacturing, and power construction appears to be strong and likely to strengthen further, perhaps for several years to come. In any case, the cost of construction materials and labor does not generally move in sync with the overall economy. In short, owners should not assume that

- INCREASE IN REGIONAL, NON-SINGLE-FAMILY-RESIDENTIAL CONSTRUCTION COSTS:
- APPROXIMATELY 18.5% IN 12-MONTH DURATION
- APPROXIMATELY 27.5% IN 20-MONTH DURATION



GRAPH AND INFORMATION OBTAINED FROM ENGINEERING NEWS RECORD'S 2ND QUARTER CONSTRUCTION COST DATA REPORT

ENR BUILDING INDEX SINCE 2000



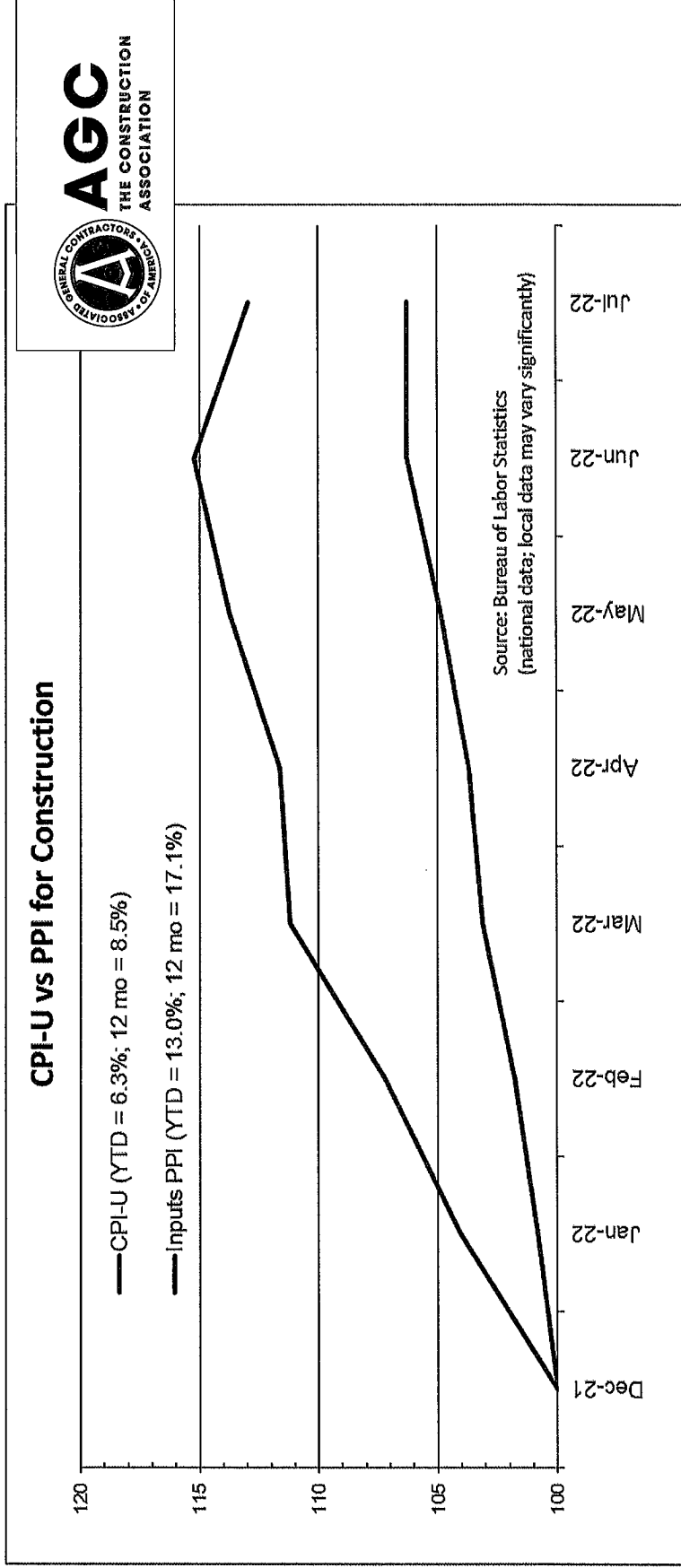
Hogan & Associates Construction

Economic Data for Construction Materials & Supply Costs

This data is current through July 2022, the most recent data published by the Federal Bureau of Labor Statistics. Note, this is national data; some items are much more sensitive to local markets. This data includes material and supply costs only. Factory labor and installation labor is not included in this data, both of which have had significant challenges due to the manpower shortage which have sharply increased both costs.

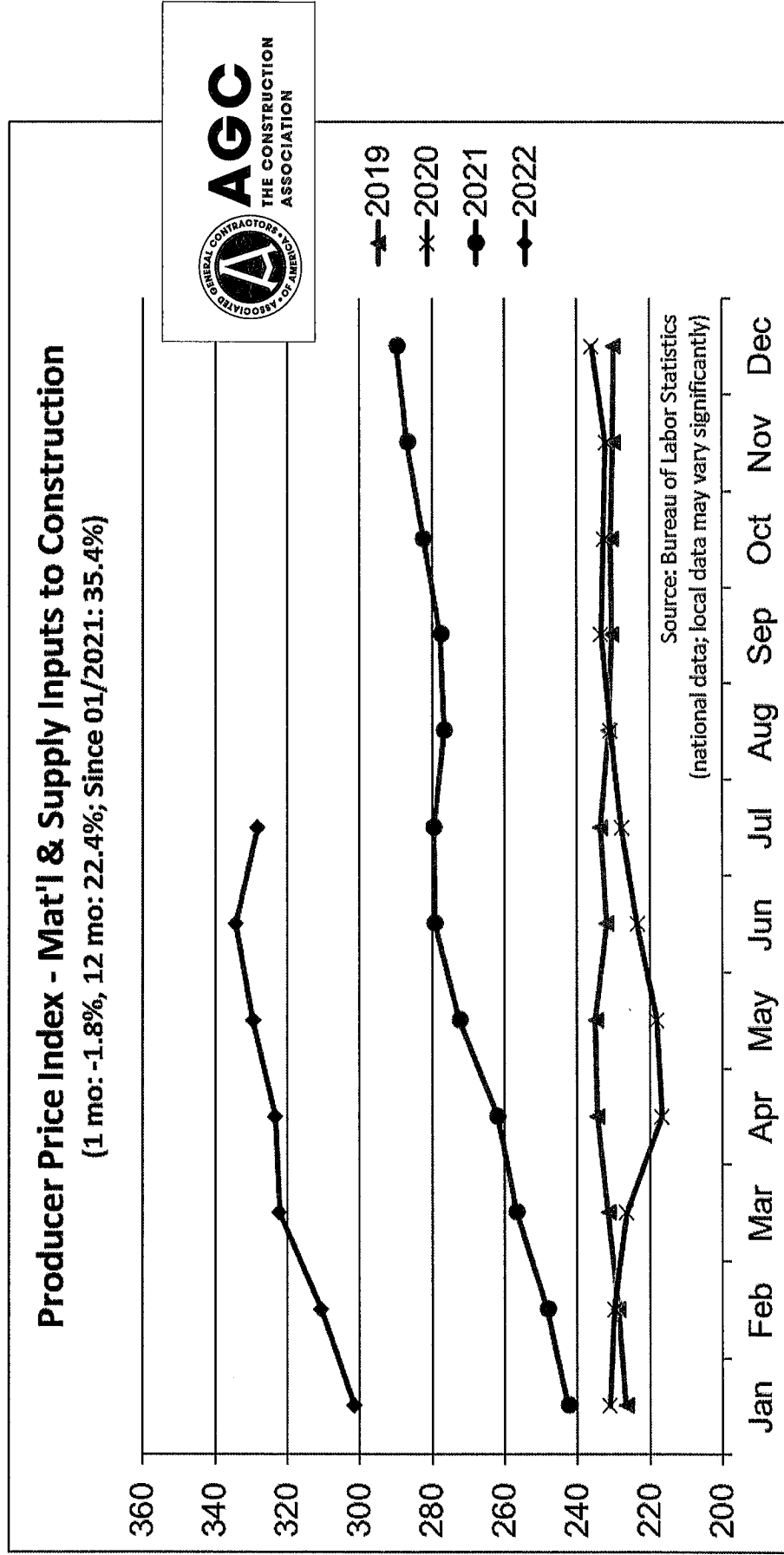
Consumer Price Index compared to Producer Price Index for Construction

This graph compares cost data in 2022 for both consumers (CPI-U) and the construction industry (PPI). While the input costs of overall construction materials decreased in the last month, inputs to construction in 2022 have risen 17.1% while consumer prices have risen 8.5%. That's nearly twice the impact the construction industry "feels" in its pocket book than do consumers!



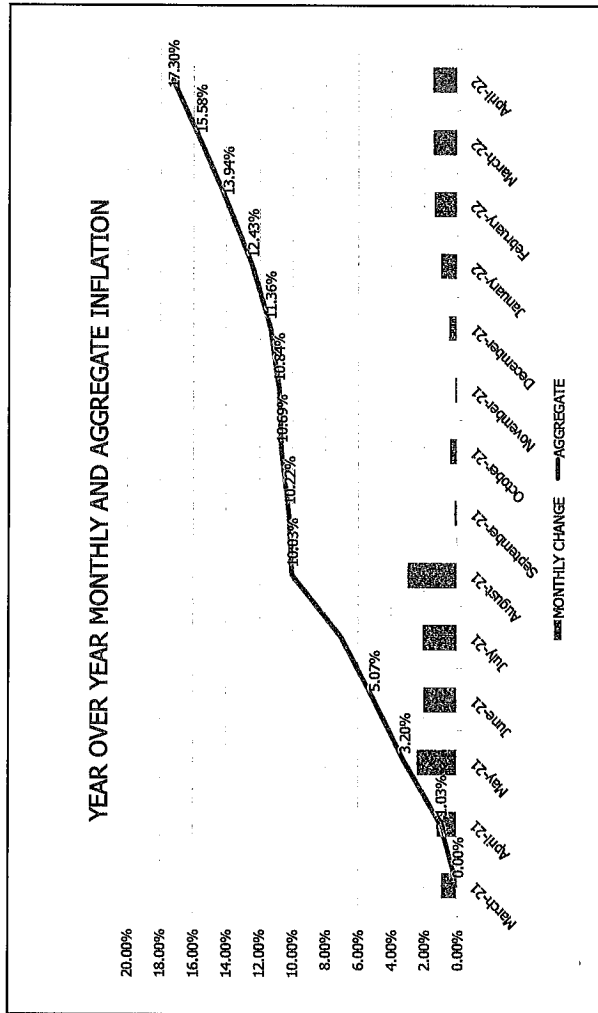
Producer Price Index -

This includes materials & supply inputs to construction - notice the very large increase (35%) when compared to previous years beginning in 2021 and continuing through the first half of 2022.



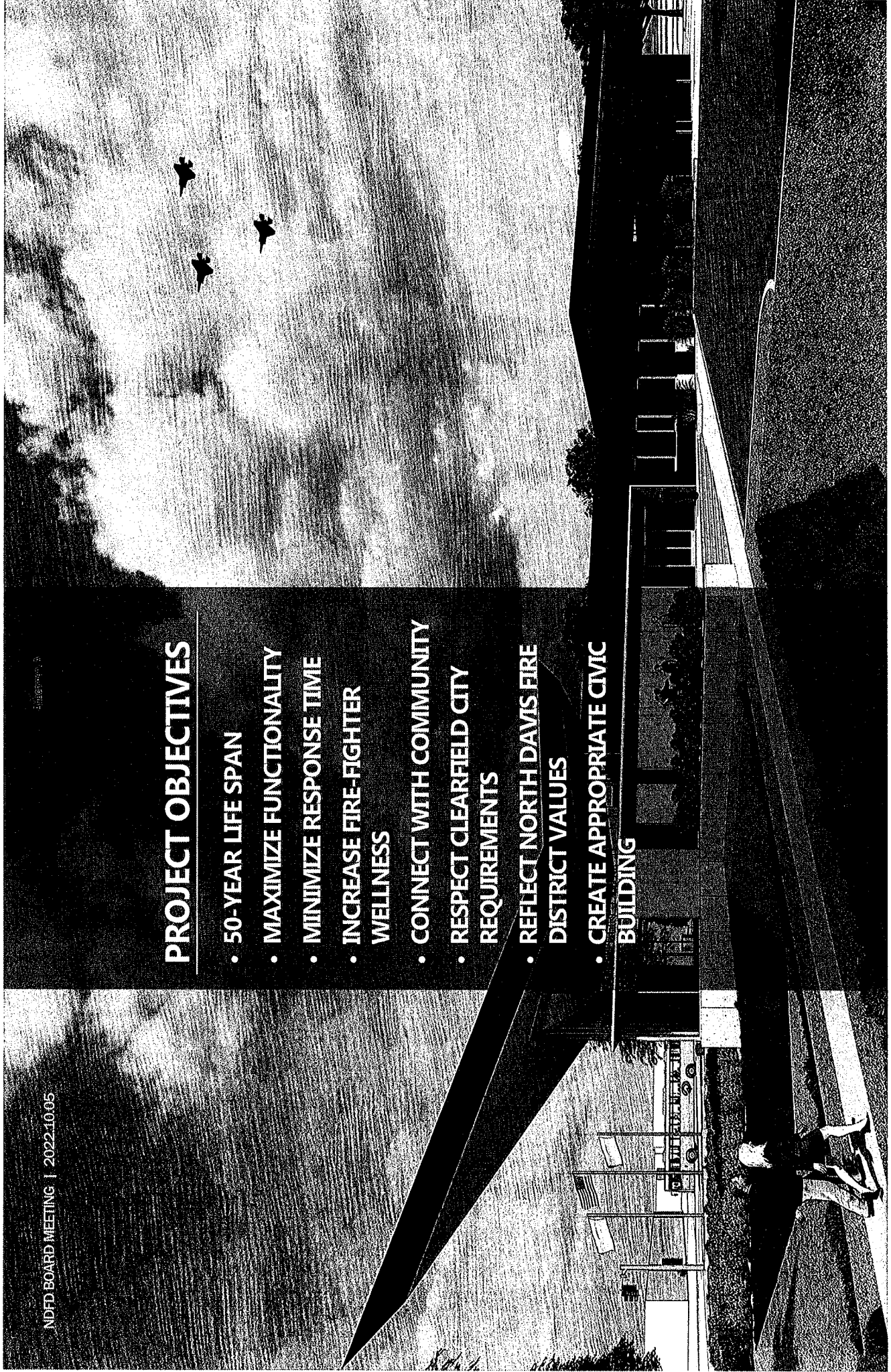
FIRE STATION CONSTRUCTION COSTS

2020 9 STATIONS SPANISH FORK STATION 62:	\$5.6M 14,700 SF \$382.46/SF
2021 2 STATIONS UFA FIRE STATION 125:	\$8.18M 16,700 SF \$490.00/SF* *07/21 - INITIAL LOW BID [\$425/SF BUDGET]
UFA FIRE STATION 102:	\$5.60M 10,200 SF \$545.00/SF* *11/21 - INITIAL LOW BID [\$425/SF BUDGET]
2022 5 STATIONS UFA FIRE STATION 251:	\$6.56M 12,300 SF \$533.00/SF* *02/22 - INITIAL LOW BID [\$425/SF BUDGET]
UFA FIRE STATION 253:	\$10.0M 19,500 SF \$515.00/SF* *04/22 - INITIAL LOW BID [\$425/SF BUDGET]
AFC FIRE STATION 52:	\$9.11M 16,550 SF \$550.60/SF* *07/22 - CM/GC [\$360/SF 2019 BUDGET]
LOGAN FIRE STATION 70:	\$10.2M 22,430 SF \$455.00/SF* *08/22 - LOW BID [\$3.8M OVER BUDGET]
NDFD FIRE STATION 42:	\$9.60M 18,200 SF \$527.00/SF* *09/22 - CM/GC / \$400K CONTINGENCY
2023 1 STATION LEHI FIRE STATION 84:	\$10.8M 18,000 SF \$600/SF* *03/23 - CM/GC / \$800K CONTINGENCY



PROJECT OBJECTIVES

- 50-YEAR LIFE SPAN
- MAXIMIZE FUNCTIONALITY
- MINIMIZE RESPONSE TIME
- INCREASE FIRE-FIGHTER WELLNESS
- CONNECT WITH COMMUNITY
- RESPECT CLEARFIELD CITY REQUIREMENTS
- REFLECT NORTH DAVIS FIRE DISTRICT VALUES
- CREATE APPROPRIATE CIVIC BUILDING



OPTIONS FOR REDUCING CONSTRUCTION COSTS

COST REDUCTION STRATEGIES ALREADY INCORPORATED

- 10 ITEMS RESULTING IN APPROXIMATELY \$500K IN COST SAVINGS PRIOR TO BID;
- APPROXIMATELY \$400K IN COST REDUCTIONS AFTER BID RECEIPT;

IF THE COST IS FIXED...

REDUCE THE SIZE OF THE PROJECT

- SIZE REDUCTION OF AT LEAST 3,000 SQUARE FEET IS REQUIRED TO ACHIEVE A MINIMUM OF \$1.3M IN CONSTRUCTION COST SAVINGS;
- REDUCE OVERALL PROJECT SIZE BY LESS THAN 3,000 SQUARE FEET AND INCORPORATE OTHER COST SAVINGS MEASURES - SEE BELOW;

REDUCE THE QUALITY OF THE PROJECT

- REMOVE / REVISE PROJECT COMPONENTS TO ACHIEVE COST SAVINGS [MUST BE COMBINED WITH SIZE REDUCTION TO ACHIEVE \$1.3M IN COST SAVINGS]

STATION 42: OCTOBER 2022

HARD CONSTRUCTION COSTS

NEW CONSTRUCTION AT EXISTING SITE 18,200SF 4-Bays 9 Dorms; Site Improvements & Soil Mitigation; Demolition; Clearfield FBC Compliance;	
CONSTRUCTION SUBTOTAL	\$9,064,642
CONTINGENCY + ALLOWANCES	\$ 395,000
CONSTRUCTION TOTAL	\$527 / SF
	\$9,605,496

SOFT COSTS: FEES & EXPENSES; FT&E; PROFESSIONAL FEES

FEES & EXPENSES BY OWNER PERMITS; UTILITIES; INSPECTIONS, ETC.	\$ 407,425
FURNITURE, FIXTURES & EQUIP Owner Purchased Items: Furniture; Bunker Gear Lockers; Appliances; SCBA; Extractor; Storage Shelving; Etc.	\$ 396,900
DESIGN / ENGINEERING / PRE-CON FEES Architecture, Civil Engineering, Landscape, MEP, Structural, CM/GC PreConstruction Fees	\$ 536,103

TOTAL ESTIMATED PROJECT COST	\$ 10,945,924
AVAILABLE STATION FUNDING	\$ 9,645,558
PROJECT COST SHORTFALL	\$ (1,300,366)
CONTINGENCY & ALLOWANCES	\$ 433,301

ITEM	QUANTITY	UNIT	UNIT COST	COST ESTIMATE
North Davis Fire District: Station 42 COST RECONCILIATION				
ESTIMATED COST OF CONSTRUCTION				
Construction Costs: Building				
NEW CONSTRUCTION - BUILDING: Building area of approx. 18,200 SF; single-story construction; 4 App Bays; 9 dorms; Battalion Chief suite; kitchen / dining / day room; training / meeting room; exercise; laundry; decon sequencing, etc.	18,200	SF		\$ 8,290,442
DEMOLITION: Tear down of existing building; softscape/hardscape demolition/modification per new site design.				
NEW CONSTRUCTION - SITE WORK: Improved site area of app. 65,340 SF (app. 1.5 acre); site development is app. 58,100 SF and includes hardscape, parking, landscape, site equipment, etc. [NOTE: NO SECURITY GATES or PERIMETER FENCING]				
SOIL IMPROVEMENTS / DESIGN ADDRESSING ACQUIFER - placeholder budget. Geotech to be reviewed with structural engineer and CMGC				
BASELINE CONSTRUCTION COSTS:				\$ 455.00
CONTRACTOR'S GENERAL CONDITIONS				\$ 155,200
CONTRACTOR'S CONSTRUCTION SUPERVISION FEE	\$10,300 / month	X 15 months		\$ 154,500
CONTRACTOR'S BUILDERS RISK INSURANCE	\$16,500 / month	X 13 months		\$ 214,500
WINTER CONDITIONS - ALLOWANCE				\$ 9,500
INFLATION CONTINGENCY		LS		\$ 45,000
OWNERS' CONSTRUCTION CONTINGENCY		LS		\$ 100,000
SUBTOTAL CONSTRUCTION COSTS:				\$ 3,906,642
CONTRACTOR'S CONSTRUCTION MANAGEMENT FEE	4.0%			\$ 362,586
BOND / INSURANCE	1.0%			\$ 90,646
DEMOLITION PACKAGE				\$ 87,622
TOTAL CONSTRUCTION COSTS [GMP]:				\$ 5,227,000
ORIGINAL CONSTRUCTION COST ESTIMATE:				\$ 8,488,025
DIFFERENCE / SHORTFALL:				\$ (1,117,471)

TOTAL CONSTRUCTION COST = GUARANTEED MAXIMUM PRICE [GMP]

OWNER OR CONTRACTOR INSTALLED

ITEM	QUANTITY	UNIT	UNIT COST	COST ESTIMATE
SOFT COSTS: CONSTRUCTION FEES				
Geotech Report & Soil Infiltration Test - IGES				\$ 16,300
Plazometer Testing & Monitoring - IGES				\$ 4,820
Property / Topographic / ALTA Survey				\$ 3,500
Geotech Monitoring - Pre-Con thru Construction - IGES				\$ 7,000
Building Permit Fees - CLEARFIELD CITY				\$ 32,939
Fire Flow Analysis				\$ -
Plan Review Fees				\$ 16,470
Landscape / Irrigation Fee				\$ 1,350
Utility Connection Fees (Rocky Mtn Power)				\$ 60,000
Utility Connection Fees (water & sewer)				\$ 2,445
Impact Fees - PUBLIC SAFETY (Parks, Police / Fire, etc.)				\$ -
Impact Fees - ROADWAYS				\$ -
Testing & Special Inspections				\$ 65,000.00
Printing / Advertising				\$ 1,200
Temp Facilities / Move Management				\$ 175,000
Data / Security				\$ -
Environmental				\$ -
Soft Costs - Construction Fees SUBTOTAL:				\$ 388,024
Soft Costs Contingency:				5%
Soft Costs - Construction Fees TOTAL:				\$ 407,425
SOFT COSTS: TECHNOLOGY and FF&E ITEMS				
FF&E:				
Furniture	1	LS	\$ 70,000.00	\$ 70,000
Generator:	1	LS	\$ 85,000.00	\$ 85,000
Bunker Gear Lockers	24	ea	\$ 800.00	\$ 19,200
Extractor	1	LS	\$ 11,500.00	\$ 11,500
Metal Storage Shelving	1	LS	\$ 14,500.00	\$ 14,500
(3) Refrigerators; microwave; oven / range; hood; garbage disposal; heavy duty residential dish washer; (2) heavy duty residential washers; (2) heavy duty residential dryers;				
COMPUTERS / MONITORS / BUSINESS EQUIPMENT:	1	LS	\$ 18,500.00	\$ 18,500
EXERCISE EQUIPMENT:				\$ 6,000
TEL / DATA EQUIPMENT:				\$ 8,800
SECURITY / ACCESS CONTROL:				\$ 12,500
FIRE ALERTING SYSTEM (US Dig):				\$ 8,000
SPECIFIC FIRE EQUIPMENT: Hose, Narcotics equip., ice machine, SCBA tanks				\$ 106,000
Soft Costs - FF&E Items SUBTOTAL:				\$ 378,000
Soft Costs Contingency:				5%
Soft Costs - FF&E Items TOTAL:				\$ 396,900
SOFT COSTS: PROFESSIONAL FEES				
CM/GC Pre-Construction Fees				\$ 15,000
Architecture & Engineering Fees - FEASIBILITY / SITE PLANNING / PROGRAMMING				\$ 8,800
Architecture & Engineering Fees - DESIGN - CONSTRUCTION				\$ 504,903
Architecture & Engineering Fees - REIMBURSABLE EXPENSES				\$ 7,400
Soft Costs - Professional Fees TOTAL:				\$ 536,103

FEES & EXPENSES PAID BY OWNER PRIOR TO WITH CONSTRUCTION

PRE-CONST FEES

Attachment A

TOTAL CONSTRUCTION COST =		BASELINE CONSTRUCTION COSTS:	\$ 455.00	\$ 8,290,442
	CONTRACTOR'S GENERAL CONDITIONS	\$10,300 / month X 15 months	\$	155,200
	CONTRACTOR'S CONSTRUCTION SUPERVISION FEE	\$16,500 / month X 13 months	\$	214,500
	CONTRACTOR'S BUILDER'S RISK INSURANCE		\$	9,500
	WINTER CONDITIONS - ALLOWANCE	LS	\$	45,000
	INFLATION CONTINGENCY	LS	\$	100,000
	OWNER'S CONSTRUCTION CONTINGENCY	LS	\$	250,000
	SUBTOTAL CONSTRUCTION COSTS:	\$ 498.00	\$	9,064,642
	CONTRACTOR'S CONSTRUCTION MANAGEMENT FEE	4.0%	\$	362,586
	BOND / INSURANCE	1.0%	\$	90,646
	DEMOLITION PACKAGE		\$	87,622
	TOTAL CONSTRUCTION COSTS [GMP]:	\$ 527.00	\$	9,605,496
	ORIGINAL CONSTRUCTION COST ESTIMATE:		\$	8,488,025
	DIFFERENCE / SHORTFALL:		\$	(1,117,471)
COST SUMMARY				
	ITEM			COST ESTIMATE
	Estimated Construction Costs		\$	9,605,496
	Soft Costs - Fees & Expenses for Construction		\$	407,425
	Soft Costs - Technology / FF&E Items		\$	396,900
	Soft Costs - A/E Fees		\$	536,103
	ESTIMATED PROJECT COSTS:		\$	10,945,924
			PROJECT COST BUDGET:	\$ 9,645,558.00
			PROJECT COST SHORTFALL:	\$ (1,300,366.27)
			CONTINGENCIES & ALLOWANCES:	\$ 433,301.20

**OPTIONS FOR REDUCING
CONSTRUCTION COSTS**

REDUCE THE SIZE OF THE PROJECT

- REMOVE THE TRAINING ROOM / DISTRICT EOC ENTIRELY;
- REDUCE THE SIZE OF THE TRAINING ROOM / DISTRICT EOC BY 50%
- REMOVE ONE (1) APPARATUS BAY

REDUCE THE QUALITY OF THE PROJECT

- REDUCE GLAZING QUANTITY AT THE APP BAY IN EXCESS OF 10% OF THE CURRENT GLAZING QUANTITY
- FOUR-FOLD DOORS
- FLAGPOLES
- PLANTING
- BRICK SIZE
- QUANTITY OF GLASS < 10%
- ENTRY PLAZA
- PUBLIC PLAZA

REDUCE THE QUALITY OF THE PROJECT

- CEILING SYSTEM
- TRENCH DRAINS
- DORM BEDS & CLOSETS
- CONCRETE FINISH
- MC CABLE
- INTERIOR FINISHES

SCHEDULE IMPLICATIONS

REDUCE THE SIZE OF THE PROJECT

- REMOVE THE TRAINING ROOM / DISTRICT EOC ENTIRELY;
- REDUCE THE SIZE OF THE TRAINING ROOM / DISTRICT EOC BY 50%
- REMOVE ONE (1) APPARATUS BAY

**CATEGORY 1:
REQUIRES RESUBMITTAL PROCESS
WITH CLEARFIELD PLANNING AND CITY
COUNCIL APPROVAL; SIGNIFICANT
IMPACT TO PROJECT SCHEDULE**

REDUCE THE QUALITY OF THE PROJECT

- REDUCE GLAZING QUANTITY AT THE APP BAY IN EXCESS OF 10% OF THE CURRENT GLAZING QUANTITY
- FOUR-FOLD DOORS
- FLAGPOLES
- PLANTING
- BRICK SIZE
- QUANTITY OF GLASS < 10%
- ENTRY PLAZA
- PUBLIC PLAZA

**CATEGORY 2:
REQUIRES CLEARFIELD PLANNING
ADMINISTRATIVE REVIEW; SLIGHT
/ MODERATE IMPACT TO PROJECT
SCHEDULE**

REDUCE THE QUALITY OF THE PROJECT

- CEILING SYSTEM
- TRENCH DRAINS
- DORM BEDS & CLOSETS
- CONCRETE FINISH
- MC CABLE
- INTERIOR FINISHES

**CATEGORY 3:
NO CITY REVIEW PROCESS; MINIMAL
SCHEDULE IMPACT**

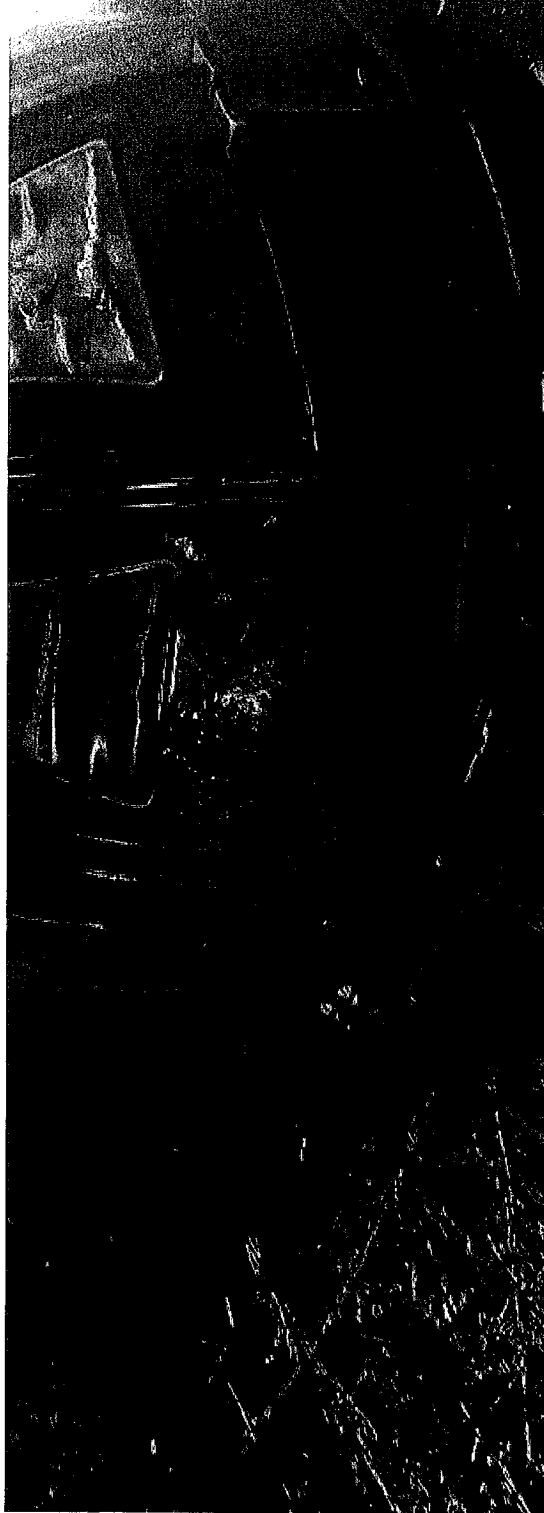
North Davis Fire District: Station 42 COST RECONCILIATION		POTENTIAL COST SAVINGS	
	QUANTITIES IDENTIFIED IN THE BIDDING DOCUMENTS PRIOR TO BIDDING - THE CURRENT CONSTRUCTION COST REFLECTS THE REDUCTION / REMOVAL OF THESE ITEMS	ACCEPT	REJECT
A	REDUCE ROOF & SOFFIT AREAS; SIMPLIFY ROOF STRUCTURE	X	X
B	REMOVE ROOF COVERBOARD		
C	CHANGE ROOF MEMBRANE FROM FULLY-ADHERED TO MECHANICALLY ATTACHED		
D	REVISE MILLWORK FROM WOOD VENEER TO PLASTIC LAMINATE		
E	ELIMINATE FOUR-FOLD DOORS AT ENTRY SIDE OF APP BAYS		
F	CHANGE FOUR-FOLD DOORS AT EXIT SIDE OF APP BAY TO PRE-BUILT FF30 PRODUCT		
G	CHANGE COMPOSITE SHEATHING + INSUL. TO TRADITIONAL EXT WOOD SHEATHING & INSUL.		
H	USE ALUMINUM FEEDERS (ELECTRICAL) IN LIEU OF COPPER		
I	OWNER-PURCHASED BACK-UP GENERATOR IN LIEU OF CONTRACTOR		
J	RE-USE GEAR LOCKERS IN LIEU OF NEW		

CATEGORY 1: INCORPORATION OF ANY ONE (OR MORE) OF THE FOLLOWING OPTIONS WILL RESULT IN A SUBSTANTIAL PROCESS WITH CLEARFIELD PLANNING DEPARTMENT & CITY COUNCIL APPROVAL. INCORPORATION OF ANY OF THESE ITEMS MAY ALSO INCUR LEADER APPROVAL					
1	REDUCE BUILDING SIZE: ELIMINATE THE DISTRICT EOC / TRAINING ROOM	-1,870 SF	\$	420.00	\$ (785,400.00)
2	REDUCE BUILDING SIZE: CUT TRAINING ROOM BY HALF	-935 SF	\$	420.00	\$ (392,700.00)
3	REDUCE BUILDING SIZE: ELIMINATE ONE (1) APPARATUS BAY	-1,540 SF	\$	420.00	\$ (646,800.00)
4	REDUCE GLAZING QUANTITY EXCEEDING 10%: REDUCTION OF GLASS AT THE APP BAY	-300 SF	\$	20.00	\$ (6,000.00)
POTENTIAL SAVINGS CATEGORY 1: \$ (1,432,200.00)					
CATEGORY 2: INCORPORATION OF ANY ONE (OR MORE) OF THE FOLLOWING OPTIONS WILL RESULT IN AN ADMINISTRATIVE REVIEW PROCESS WITH CLEARFIELD PLANNING MANAGER					
5	CHANGE FOUR-FOLD DOORS TO OVERHEAD SECTIONAL DOORS:	4 EA	\$	(24,000.00)	\$ (96,000.00)
6	REDUCE THREE (3) FLAGPOLES TO ONE (1)	2 EA	\$	(10,810.00)	\$ (21,620.00)
7	REDUCE PLANTING & IRRIGATION: 25%	1 LS	\$	(15,000.00)	\$ (15,000.00)
8	CHANGE BRICK FROM "MODULAR" TO "UTILITY"	5800 SF	\$	(1.80)	\$ (10,620.00)
9	REDUCE QUANTITY OF GLASS AT THE APP BAY - QUANTITY OF LESS THAN 10%	-250 SF	\$	20.00	\$ (5,000.00)
10	REDUCE SIZE / REDESIGN OF ENTRY PLAZA	-300 SF	\$	24.00	\$ (7,200.00)
11	REDUCE SIZE / REDESIGN PUBLIC CORNER PLAZA	-200 SF	\$	11.50	\$ (2,300.00)
POTENTIAL COST SAVINGS CATEGORY 2: \$ (157,740.00)					
CATEGORY 3: INCORPORATION OF ANY ONE (OR MORE) OF THE FOLLOWING OPTIONS DOES NOT REQUIRE FURTHER CITY REVIEW OR APPROVAL					
12	CEILING SYSTEMS: REDUCE / MODIFY / SIMPLIFY	1 LS	\$	(35,000.00)	\$ (35,000.00)
13	REPLACE TRENCH DRAINS IN APP BAY TO PREFABRICATED DRAIN	4 EA	\$	(5,000.00)	\$ (20,000.00)
14	REPLACE DORM BEDS & CLOSETS TO FURNITURE SOLUTION	9 EA	\$	(1,020.00)	\$ (9,180.00)
15	REMOVE "GROUND CONCRETE" FROM SELECT FLOORING AREAS (SEALED ONLY)	8600 SF	\$	(1.20)	\$ (10,320.00)
16	USE MC CABLE IN LIEU OF CONDUIT THROUGHOUT	1 LS	\$	(10,000.00)	\$ (10,000.00)
17	MODIFY / REVISE INTERIOR FINISHES	1 LS	\$	(6,200.00)	\$ (6,200.00)
POTENTIAL COST SAVINGS CATEGORY 3: \$ (90,700.00)					
INCORPORATION OF ANY ONE (OR MORE) OF THE FOLLOWING OPTIONS WILL ADD TO THE CONSTRUCTION COST					
18	ADD ALTERNATE 01: INCORPORATE THE PARKING LOT FENCE & SECURITY GATE	1 LS	\$	42,000.00	\$ 42,000.00

SUMMARY

1. PROCEED AS-IS,
ACKNOWLEDGING COST
INCREASE
2. REVISE PROJECT SCOPE TO
REDUCE COST

QUESTIONS



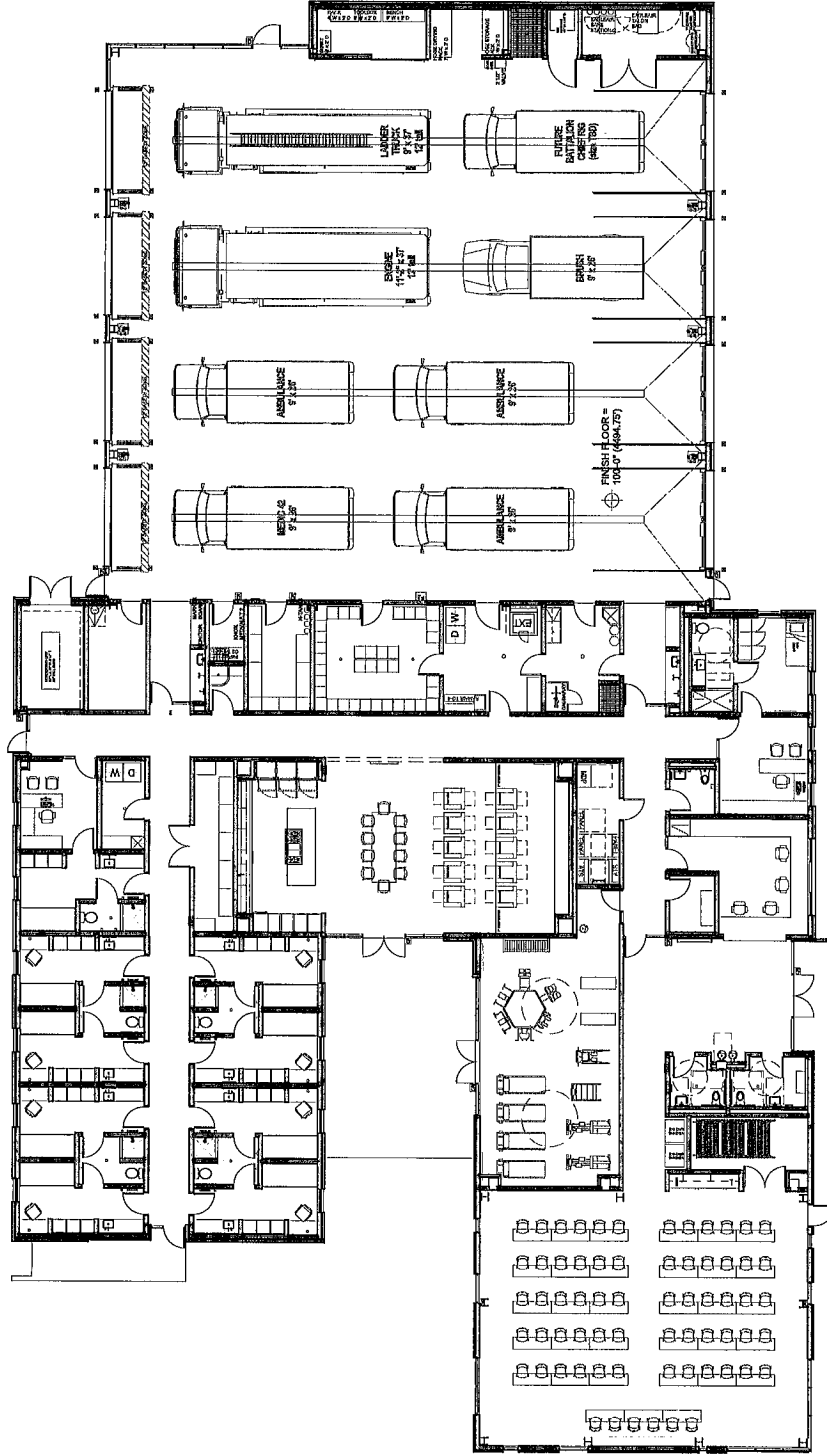
NEXT STEPS

REQUEST IS TO RECEIVE
DIRECTION FROM THE BOARD ON
OR BEFORE THE NEXT REGULARLY-
SCHEDULED BOARD MEETING,
OCTOBER 20TH.

BOARD MEETING | 2022.10.05

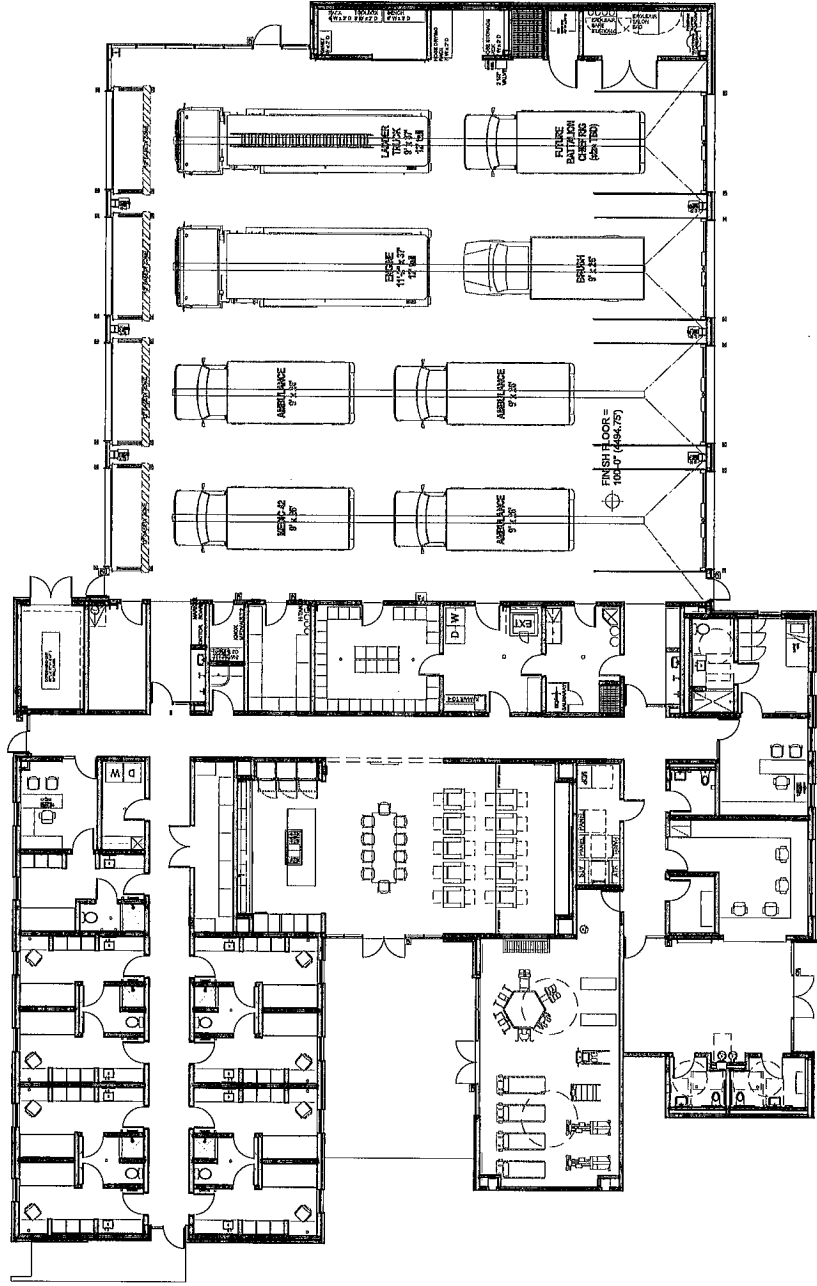
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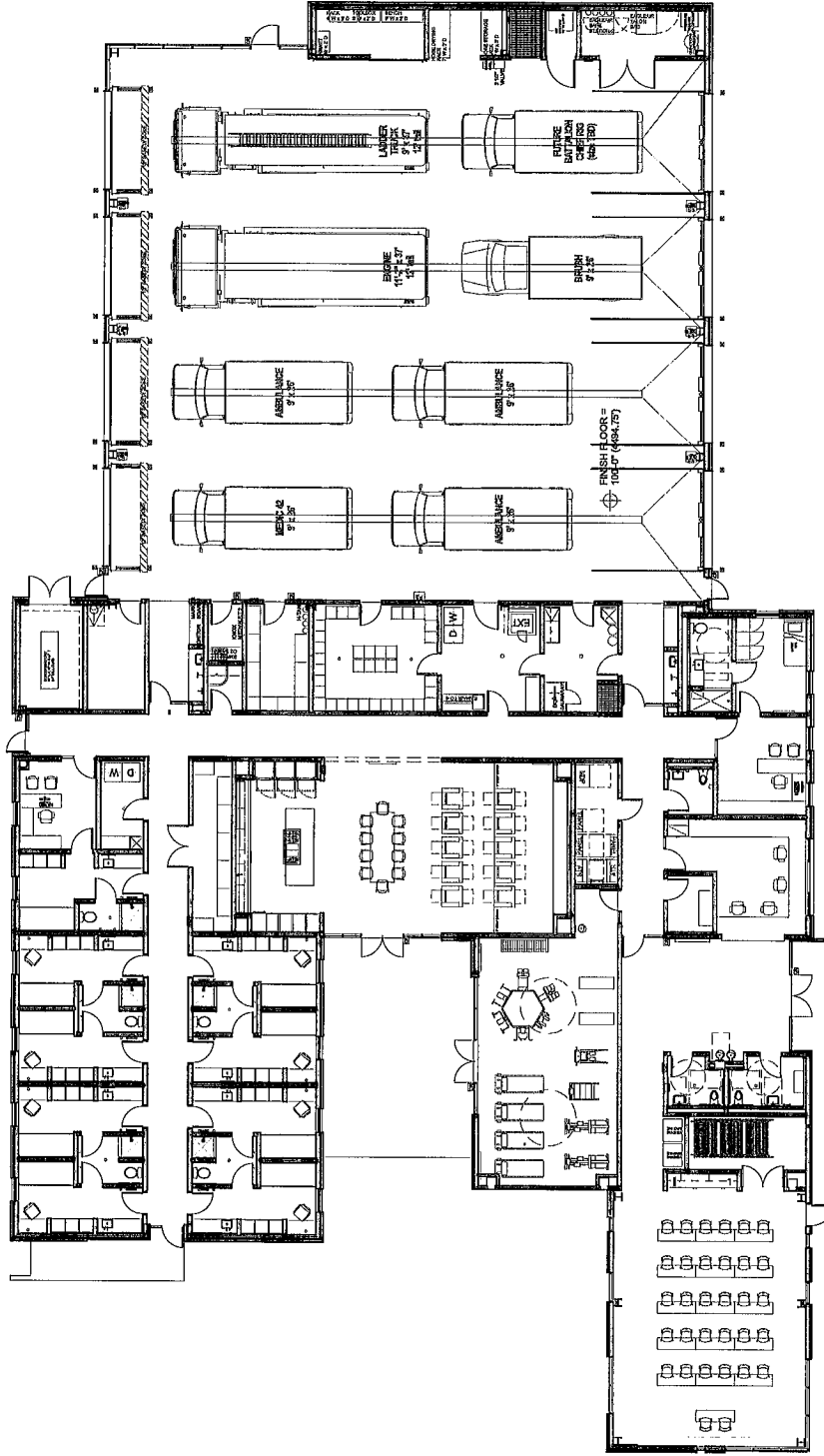
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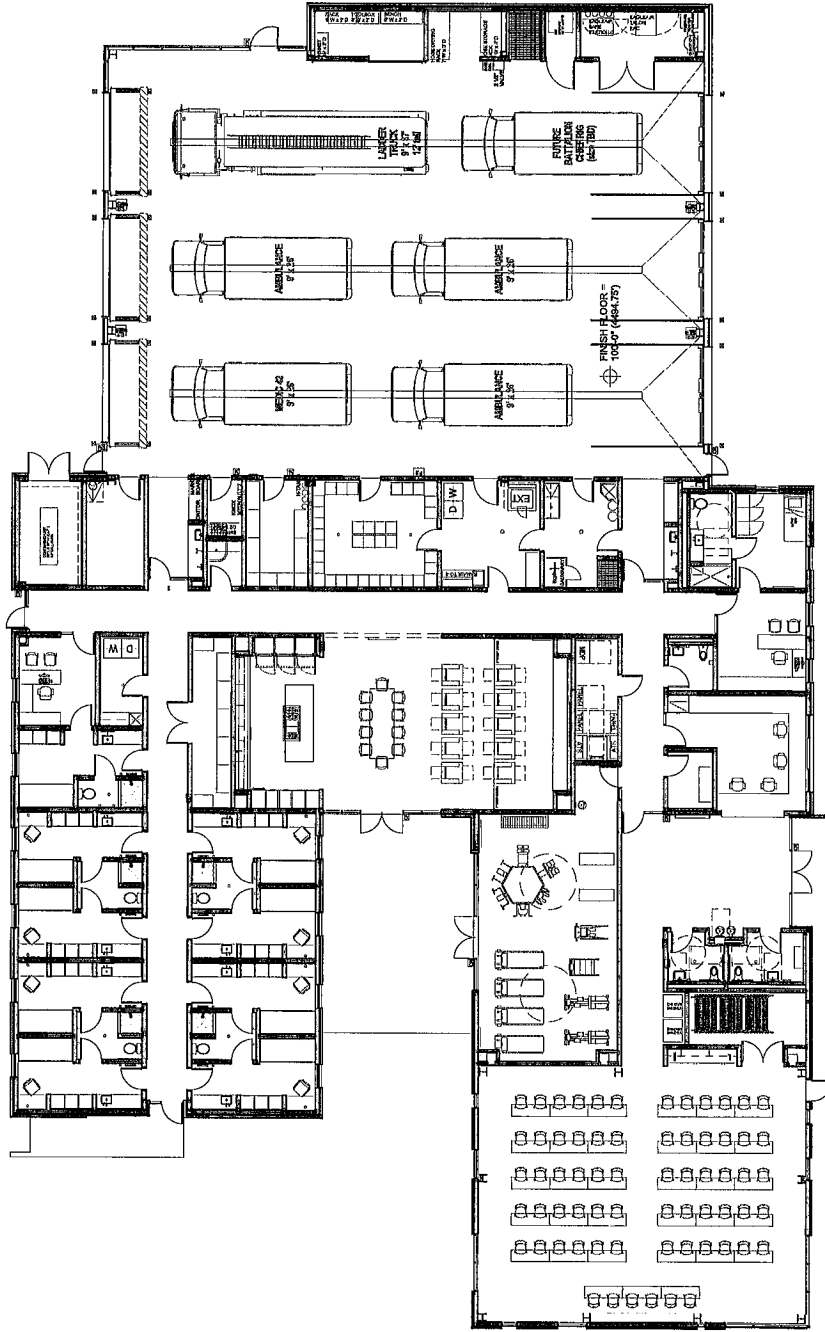
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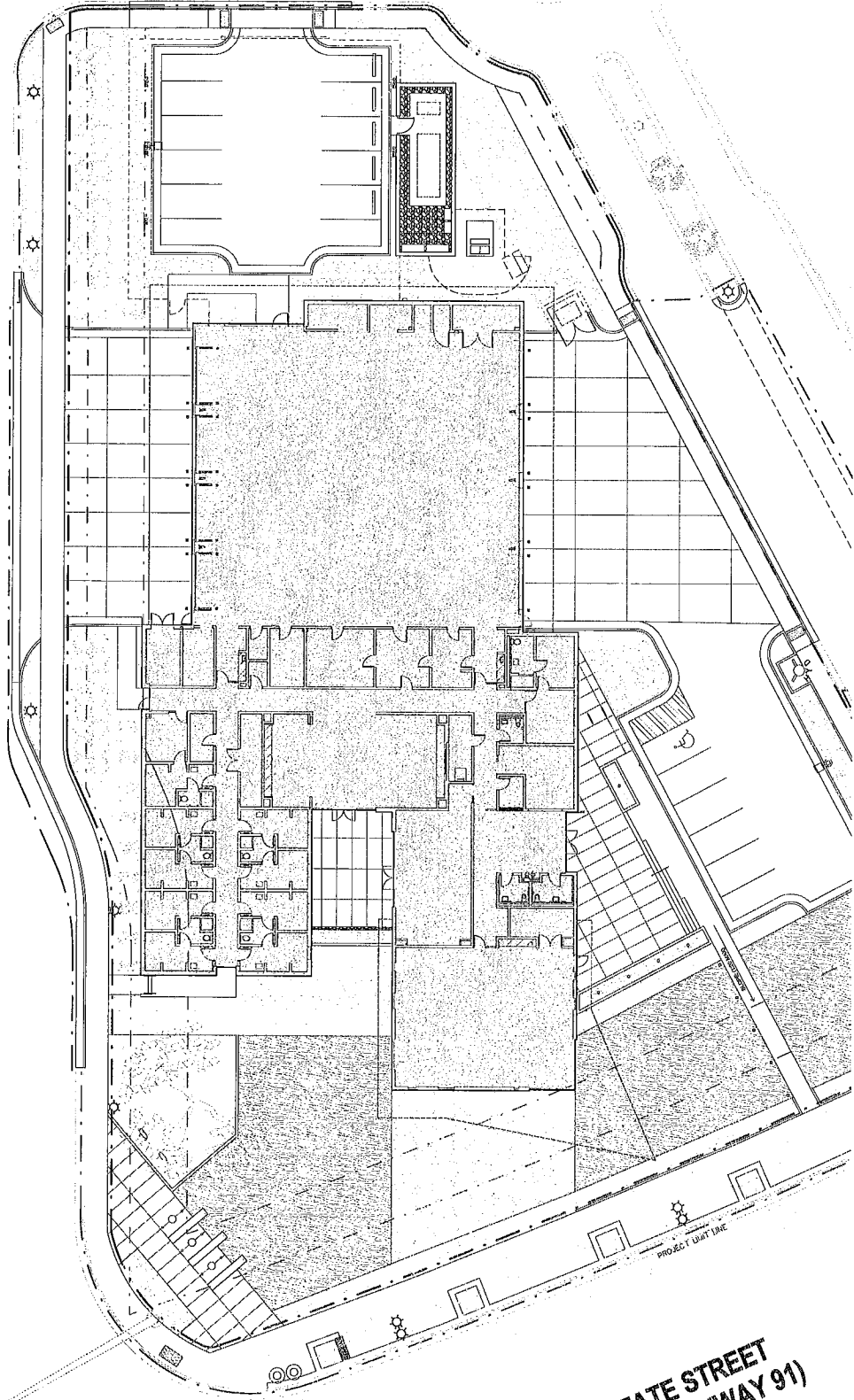


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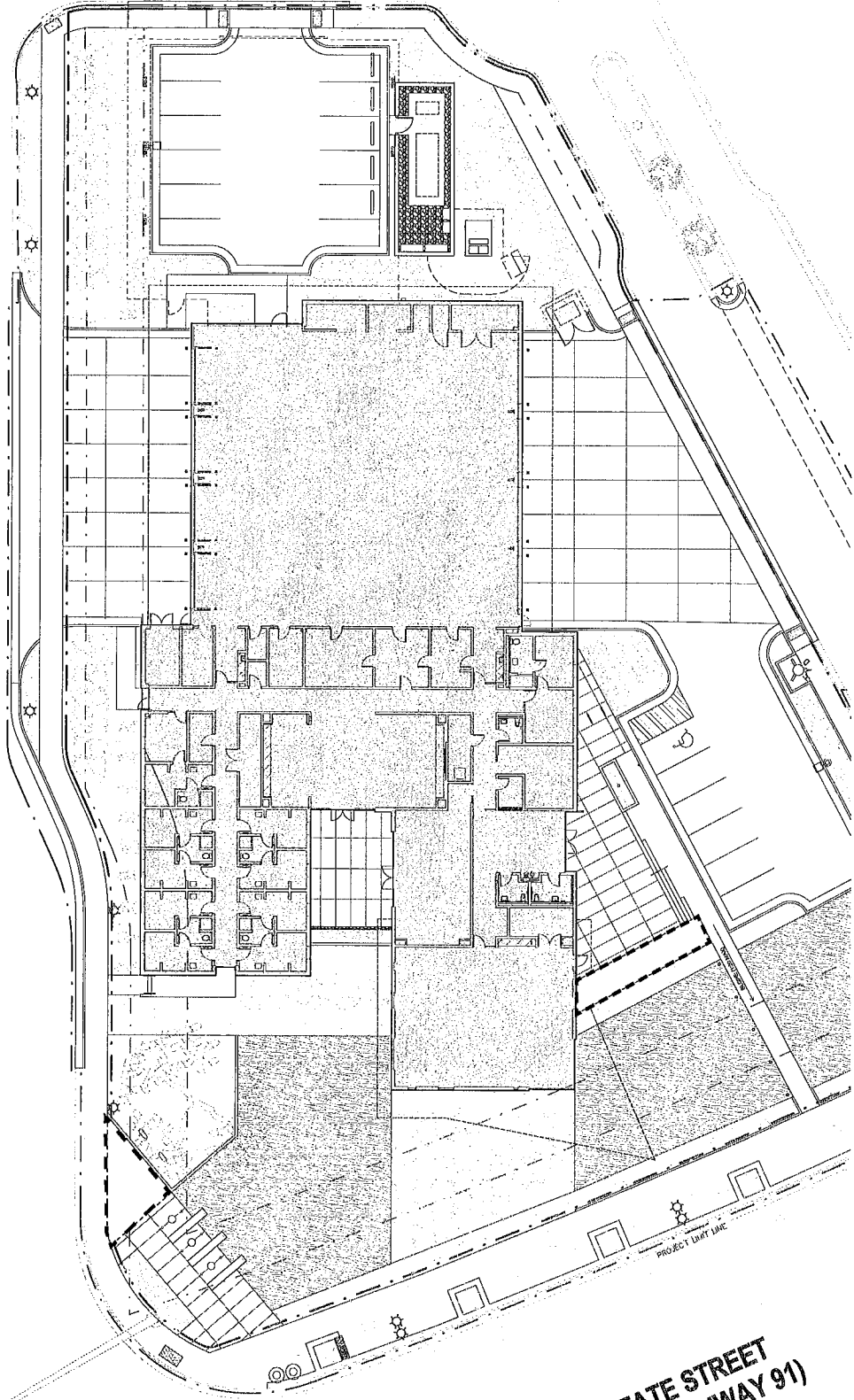


CENTER STREET



STATE STREET
(US HIGHWAY 91)

CENTER STREET



STATE STREET
(US HIGHWAY 91)